

Office

TO LET



CURCHOD&CO

INCLUSIVE TERMS AVAILABLE



1st Floor

Building 217, Edison Road, Basingstoke, RG21 6QD

Furnished office
accommodation, available on
inclusive flexible terms

5,392 sq ft
(500.93 sq m)

- Inclusive and flexible terms available
- Secure site, with swipe card entry
- 25 onsite parking spaces
- 24/7 access
- Managed reception
- Onsite staff restaurant
- Fitted with partitioned offices and air conditioning

Summary

Available Size	5,392 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation is located on the first floor of Building 217. The subject offices are accessed via the main reception and benefits from their own private staircase.

The office is currently a mix of open plan accommodation, 8 private offices, and a meeting room. The offices benefit from having air conditioning, LED lighting and are available furnished.

There is access to shared w/c facilities, showers, and a site canteen, providing breakfast and lunch.

The property is located within a secure site, with gated access entry to the car park, where there are 25 allocated car parking spaces, and a bike shelter.

Location

Basingstoke is North Hampshire’s principal commercial centre, supporting a borough population of 180,000 people. Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. The town benefits from frequent rail service to London Waterloo, with a journey time of approximately 45 minutes.

The property is located on Edison Road, which is approximately 2 miles from junction 6 of the M3 Motorway which provides access to the M4, A303 and M27. This motorway network connects with London Heathrow, London Gatwick and Southampton airports.

Terms

Available on a fully inclusive basis with rent, business rates, utilities and service charge included.

Flexible lease terms to be agreed.

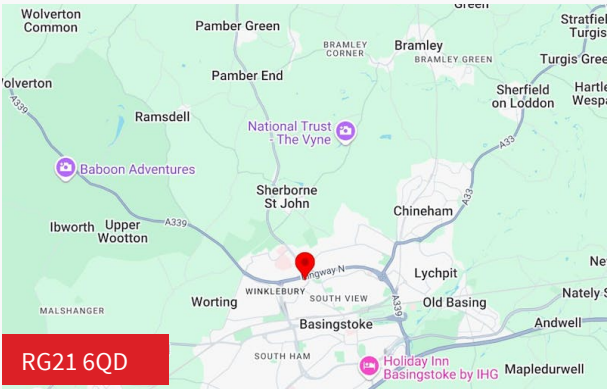
Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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